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Recorded at Request of BACKMAN BACKMAN & CLARK

APR 10 1964

at 12:27 P.M. Fee Paid \$3.00 HAZEL TAGGART CHASE, Recorder Salt Lake County, Utah
By Backman & Clark Dep. Date 10/10/64

Ex 2176-4431

PROTECTIVE COVENANTS

TO WHOM IT MAY CONCERN:

We, the owners of the following described property:

All of MEADOW HEIGHTS NUMBER SEVEN, according to the official plat thereof,

in consideration of the premises and as part of the general plan for improvement of said property, do hereby declare the property hereinbefore described subject to the restrictions and covenants herein recited.

1. These covenants are to run with the land and shall be binding on all persons claiming under them from date hereof until March 10, 1994, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

2. If the parties hereto, or any of them or their heirs, or assigns, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated on the above described tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. All above described lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two stories in height and a private garage or carport for not more than two cars. All structures to be of new material and of a design compatible with existing structures in the subdivision.

5. No building shall be erected, placed or altered on any building plot in the above described property until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the said property, and as to location of the building with respect to topography and finished ground elevation by a committee composed of Henry C. Duehlmeier, Paobie L. Duehlmeier and Robert L. Backman, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on or after March 10, 1994. At any time, the then record owners of a majority of the lots in said subdivision shall have the power, through a duly recorded written instrument, to change the membership of the committee, or to withdraw from the committee or restore to it any of its powers and duties.

6. No building shall be located on any residential building lot described above nearer than twenty-five feet to the front lot line, or nearer than eight feet to any side lot line, excluding porches, cornices, sounitins, chimneys and purely ornamental projections. No residence shall be erected on any of the above lots farther than forty feet from the front lot line.

7. No residential structure shall be erected or placed on any of the

above described building plots, which plot has an area of less than 7,500 square feet or a width of less than seventy feet at the front building setback line, except that a residence can be constructed on Lots 4, 6, 11, 12, 29 and 30 as they appear on the recorded plat of said subdivision.

8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the said tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

10. The ground floor area of any dwelling permitted on any of the above described lots shall not be less than 900 square feet, exclusive of one story open porches and garages.

11. An easement is reserved over the rear five feet of each of the above named lots, and elsewhere, as shown on the recorded plat, for utility installation and maintenance and for drainage facilities.

12. Fences are not to extend beyond building set back to any street unless approved by committee.

13. No trash, ashes or other refuse may be thrown or dumped on any of the above described lots.

14. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

15. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

Henry C. Duehlmeier
Phoebe L. Duehlmeier

STATE OF UTAH ()
County of Salt Lake : ss.

On the 10 day of April, A. D. 1964, personally appeared before me Henry C. Duehlmeier and Phoebe L. Duehlmeier, the signers of the within instrument who duly acknowledged to me that they executed the same.

Pat L. Gardner
Notary Public
Residing at Salt Lake City, Utah

My commission expires:

5/15/66

